

City of La Quinta

CITY COUNCIL MEETING: August 4, 2015

STAFF REPORT

AGENDA TITLE: AWARD CONTRACT TO PAINTING & DÉCOR, INC. FOR INTERIOR PHASE OF LIBRARY 10TH ANNIVERSARY IMPROVEMENTS PROJECT

RECOMMENDATION

Award a contract to Painting & Décor, Inc., in the amount of \$355,700, to construct the Interior Phase of the Library 10th Anniversary Improvements Project.

EXECUTIVE SUMMARY

- The La Quinta Library (Attachment 1) has been heavily used for nearly 10 years and requires routine maintenance and refurbishment. Improvements will include new carpet, paint, and upgraded restrooms.
- On July 2, 2015, the City received one sealed bid for the construction of these improvements plus rehabilitated furnishings, and light-emitting diode (LED) lighting, from RDP/SDI, Inc., in the amount of \$581,422. The bid received was \$279,982 over the engineer’s estimate. On July 7, 2015, Council rejected all bids and directed staff to re-scope the project to encourage competition.
- Painting and Décor, Inc. of Orange, California, submitted the lowest responsive bid in the amount of \$355,700 and is recommended for this construction contract. Staff is recommending award for both the Base Bid, \$317,000, and the Additive Alternative to replace the stone tile in the Lobby with carpet for \$38,700.

FISCAL IMPACT

The Library 10th Anniversary Improvements Project (No. 2014-13B) is included in the 2014/15 Capital Improvement Program (CIP), with a total budget of \$1,189,610 for the interior and exterior improvements; funding is provided from unassigned Library Funds. The budget for the Interior Phase is \$477,702. The lowest bid was \$42,700 greater than the Engineer’s Estimate. Staff recommends transferring \$42,195 from the Contingency Budget to the Construction Budget to fund this difference.

The total interior/exterior improvement budget is:

	Project Total	Interior Phase	Exterior Phase
Professional:	\$60,505	\$24,297	\$36,208
Design:	\$78,071	\$31,350	\$46,721
Inspection/Testing/Survey:	\$76,119	\$30,566	\$45,553

Construction:	\$780,712	\$355,700	\$420,350
City Administration:	\$39,036	\$15,675	\$23,361
Contingency:	\$155,167	\$20,114	\$139,715
Total Budget:	\$1,189,610	\$477,702	\$711,908

BACKGROUND/ANALYSIS

The City's Library is one of the busiest in Riverside County and in need interior and exterior refurbishment after nearly ten years of heavy use. On July 2, 2015 the City received bids for the interior improvements that were well in excess of the budget and were therefore rejected. During re-scoping of the project, it was determined that the LED lighting conversion project should be a standalone contract to be re-bid in August 2015.

On July 7, 2015, City Council approved the re-advertisement of the Library's interior improvements excluding the LED lighting conversion. On July 30, 2015, the City received three sealed bids. A detailed bid comparison summary is provided in Attachment 2. Painting & Décor, Inc. submitted the lowest responsive bid in the amount of \$355,700, which is 14 percent over the Engineer's Estimate including the Additive Alternate to remove the stone lobby tile and replace it with carpet. Since including this would improve the acoustics, maintenance and accessibility of the facility, staff recommends awarding this construction contract at the higher amount.

The following is the proposed project schedule:

Award of Construction	August 4, 2015
Execute Contract and Mobilize	August 5 through August 31, 2015
Construction (30 Calendar Days)	September 1 through October 5, 2015
Accept Improvements	October 2015

ALTERNATIVES

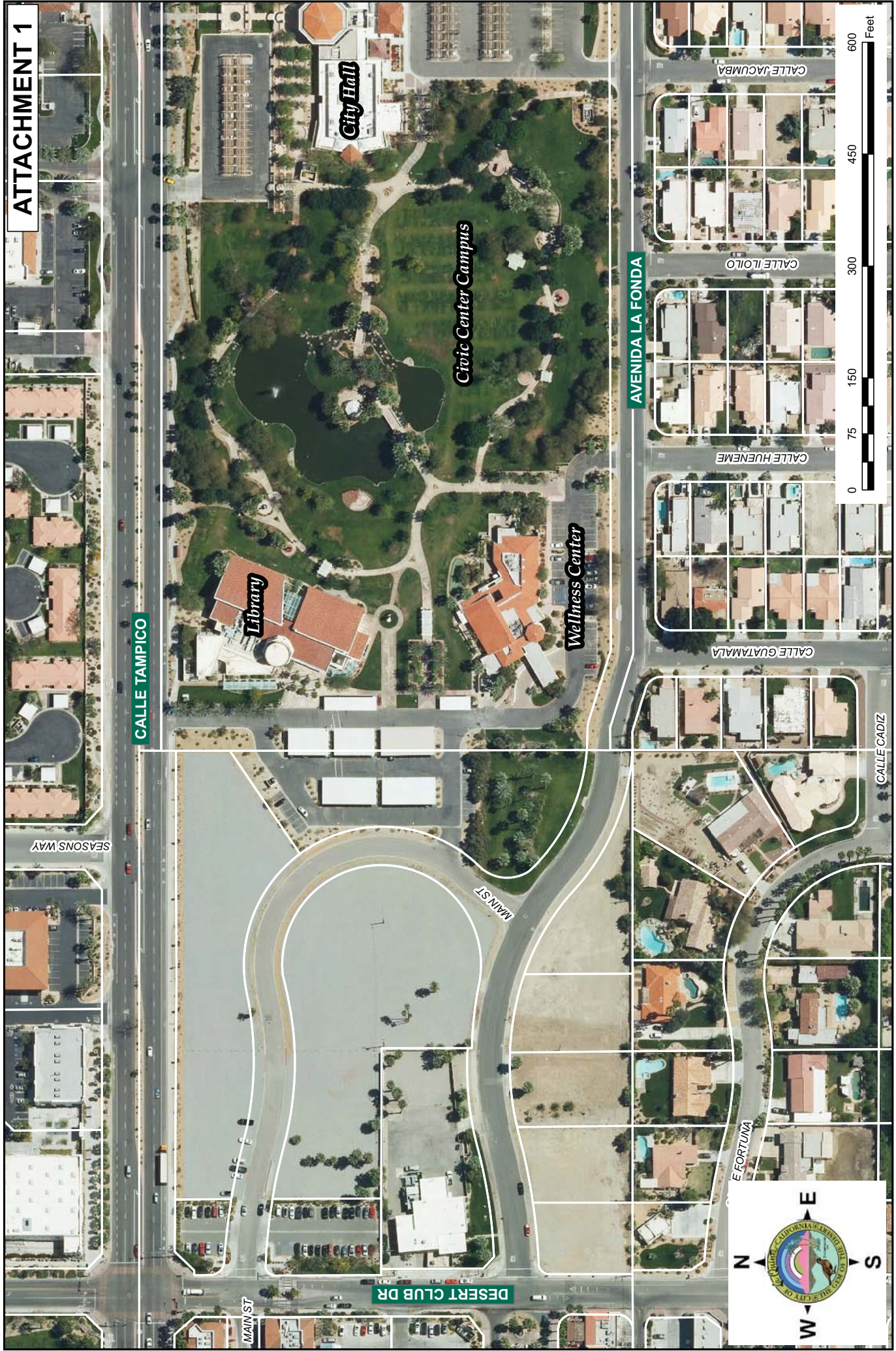
The alternative would be to reject all bids and re-advertise the project in order to receive lower bids. Since the project is within the overall budget and doing this work in the summer and early fall will minimize impacts to Library operations, no alternative is recommended.

Report prepared by: Ed Wimmer, P.E., Principal Engineer

Report approved by: Timothy R. Jonasson, P.E.
Public Works Director/City Engineer

Attachments: 1. Vicinity Map
 2. Bid Comparison Summary

ATTACHMENT 1



SEASONS WAY

CALLE TAMPICO

MAIN ST

DESERT CLUB DR

MAIN ST

E FORTUNA

CALLE CADIZ

CALLE GUATAMALA

CALLE HUENEME

CALLE LOLO

CALLE JACUMBA



RE-BID
LIBRARY 10TH ANNIVERSARY IMPROVEMENTS - INTERIOR PHASE
PROJECT NO. 2014-13B

BID OPENING: July 30, 2015

Engineers Estimate						Painting and Décor, Inc		RDP/SCI, Inc		Design Construction	
Item No.	Description	QTY	Unit	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 31,700.00	\$ 31,700.00	\$ 43,500.00	\$ 43,500.00	\$ 6,651.00	\$ 6,651.00
2	Remove and Replace Carpet	1	LS	\$ 120,000.00	\$ 120,000.00	\$ 123,000.00	\$ 123,000.00	\$ 117,500.00	\$ 117,500.00	\$ 166,980.00	\$ 166,980.00
3	Paint (Drywall and Restrooms)	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 105,300.00	\$ 105,300.00	\$ 92,000.00	\$ 92,000.00	\$ 155,386.00	\$ 155,386.00
4	Rehabilitate Restrooms	1	LS	\$ 80,000.00	\$ 80,000.00	\$ 57,000.00	\$ 57,000.00	\$ 67,500.00	\$ 67,500.00	\$ 59,970.00	\$ 59,970.00
TOTAL BID ITEMS 1-4:					\$ 295,000.00	\$ 317,000.00	\$ 320,500.00	\$ 320,500.00	\$ 388,987.00	\$ 388,987.00	\$ 388,987.00
ADDITIVE ALTERNATIVE NO. 1											
1	Remove Stone Tile in Lobby	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 17,000.00	\$ 17,000.00	\$ 20,500.00	\$ 20,500.00	\$ 47,986.00	\$ 47,986.00
2	Place Carpet Tile in Lobby	1	LS	\$ 8,000.00	\$ 8,000.00	\$ 21,700.00	\$ 21,700.00	\$ 19,500.00	\$ 19,500.00	\$ 45,198.00	\$ 45,198.00
TOTAL ADDITIVE ALTERNATE NO. 1:					\$ 18,000.00	\$ 38,700.00	\$ 40,000.00	\$ 40,000.00	\$ 93,184.00	\$ 93,184.00	\$ 93,184.00
GRAND TOTAL:					\$ 313,000.00	\$ 355,700.00	\$ 360,500.00	\$ 360,500.00	\$ 482,171.00	\$ 482,171.00	\$ 482,171.00

